

130.A

0004

0403.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
273,600 / 273,600
273,600 / 273,600
273,600 / 273,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	403
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Owner 1: HAGYARD ELIZABETH N

Owner 2:

Owner 3:

Street 1: 125 PLEASANT ST #403

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TRANT DAVID -

Owner 2: -

Street 1: 125 PLEASANT ST #403

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 533 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6036																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	273,600			273,600		
							130995
							GIS Ref
							GIS Ref
							Insp Date
							10/12/17



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	130995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 10:18:15
Prior Id # 2:	
Prior Id # 3:	
Date	Time
10/12/17	17:13:56
danam	
10213	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 130.A-0004-0403.0

PRINT

Date	Time
12/30/21	10:18:15
LAST REV	
Date	Time
10/12/17	17:13:56

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRANT DAVID	53802-152		11/8/2009		189,800	No	No		
CATON JUSTINE L	42670-194		5/3/2004		205,000	No	No		
OLSON KENNETH	27391-464		6/17/1997		90,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			648-5532, Building Number 1.																															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																		
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:																																		
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																																		
Prime Wall: 7	- Brick			A HBth:	Rating:																																		
Sec Wall:				OthrFix:	Rating:																																		
Roof Struct: 4	- Flat			OTHER FEATURES																																			
Roof Cover: 11	- Membrane			Kits: 1	Rating: Average																																		
Color: BRICK				A Kits:	Rating:																																		
View / Desir: N	- NONE			Fppl: 0	Rating: Average																																		
GENERAL INFORMATION				WSFlue:	Rating:																																		
Grade: C	- Average			CONDOS INFORMATION																																			
Year Blt: 1948	Eff Yr Blt:			Location:																																			
Alt LUC:	Alt %:			Total Units:																																			
Jurisdict:	Fact: .			Floor: 4	- 4th Floor																																		
Const Mod:				% Own: 4.578999996																																			
Lump Sum Adj:				Name: 21	- 6036																																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																											
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %					Exterior:																										
Prim Int Wal: 2	- Plaster			Functional:				%					Interior:																										
Sec Int Wall:				Economic:				%					Additions:																										
Partition: T	- Typical			Special:				%					Kitchen:																										
Prim Floors: 4	- Carpet			Override:				%					Baths:																										
Sec Floors:				Total:	30.6 %								Plumbing:																										
Bsmnt Flr:				CALC SUMMARY								Electric:																											
Subfloor:				Basic \$ / SQ: 325.00								Heating:																											
Bsmnt Gar:				Size Adj.: 1.62570357								General:																											
Electric: 3	- Typical			Const Adj.: 1.06007576																																			
Insulation: 2	- Typical			Adj \$ / SQ: 560.095																																			
Int vs Ext: S				Other Features: 30000																																			
Heat Fuel: 1	- Oil			Grade Factor: 1.00																																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.20000005																																			
# Heat Sys: 1				NBHD Mod:																																			
% Heated: 100				LUC Factor: 1.00																																			
Solar HW: NO	Central Vac: NO			Adj Total: 394237																																			
% Com Wal	% Sprinkled			Depreciation: 120636																																			
				Depreciated Total: 273600																																			
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val					SUB AREA																										
Make:													SUB AREA DETAIL																										
SPEC FEATURES/YARD ITEMS				Rate	Parcel ID			Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	GLA	Gross Liv Ar	533	560.090	298,531																	
More: N	Total Yard Items:				Total Special Features:							Total:				IMAGE				AssessPro Patriot Properties, Inc																			